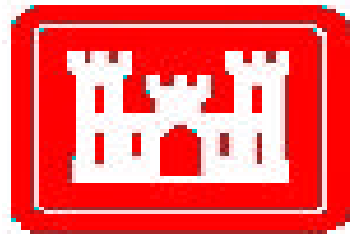




Laboratories for the 21st Century

RTP Environmental Due Diligence Process



**US Army Corps
of Engineers®**



RTP Environmental Due Diligence Process

- Environmental Protection Agency
 - Russ Kulp, Program Manager
 - Tom Ward, Quality Assurance Coordinator
- US Army Corps of Engineers
 - Bob Keistler, Project Manager
 - Phil Payonk, Quality Assurance Coordinator
- Booz Allen Hamilton
 - Christine Millard, Project Manager
 - Eddie Smith, Waste Management Coordinator
- Shaw Environmental and Infrastructure
 - Randy Rogers, Project Manager
 - Tom Mattis, Ph.D, Risk Assessment Specialist



RTP Environmental Due Diligence Process

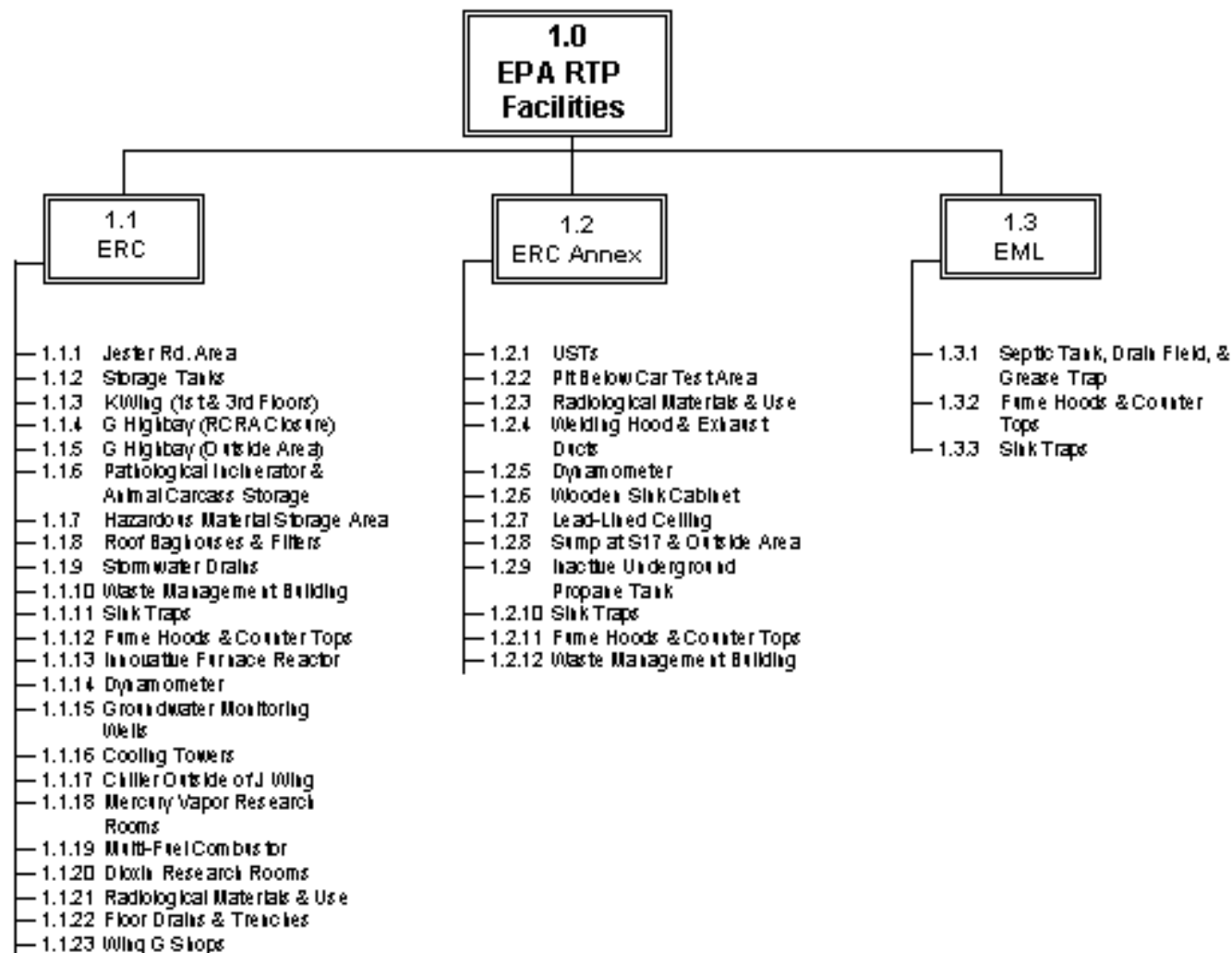
■ Project Background

- New Research and Administrative Facility
- Vacating 4 office and 3 laboratory leased facilities
 - ERC Building, 500,000 sf
 - ERC Annex, 153,000 sf
 - EML Building, 9,000 sf
- RTP EDDP began 1997
 - Phase I
 - Phase II
 - Phase III



RTP Environmental Due Diligence Process

■ Work Breakdown Structure



RTP Environmental Due Diligence Process

■ Regulated Laboratory Issues

- USTs
- Permits
 - RCRA
 - Air
- NRC license



RTP Environmental Due Diligence Process

■ Non-Regulated Laboratory Issues

- Fume Hoods & Countertops
 - Site-Specific Risk Assessment
- Sink Traps & Drains
 - Hg
- Filtration Systems
 - Remove Filters, Clean Housing
- Sumps
 - Don't Overlook Potential Wastewater Issues



RTP Environmental Due Diligence Process

■ Additional Project Considerations

- Documentation
- Waste Management
- QA/QC
- Costs
- Schedule
- Closeout
- Dynamic Process



RTP Environmental Due Diligence Process

■ Lessons Learned

- Planning is critical
- Sample with a purpose
- Overestimate time and cost
- Plan your closeout early
- Involve stakeholders

